



Appeal Decision

Site visit made on 14 January 2020

by Sarah Manchester BSc MSc PhD MEnvSc

an Inspector appointed by the Secretary of State

Decision date: 17th January 2020

Appeal Ref: APP/D2320/D/19/3240294

Ricmarlo, Preston Nook, Eccleston, Chorley PR7 5TL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Neale Haley against the decision of Chorley Borough Council.
 - The application Ref 19/00647/FULHH, dated 06 July 2019, was refused by notice dated 30 August 2019.
 - The development proposed is detached garage to front garden.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. Ricmarlo is a substantial detached 2 storey dwelling with an integral garage. It is set back from the street behind an irregularly shaped front garden, which is predominantly surfaced with gravel and provides car parking and manoeuvring space to the front of the property. The frontage is enclosed by low boundary treatments, including an approximately 1 metre high brick wall to the street. The area has a mixed residential character and appearance, resulting from the varying ages, styles and irregular siting of properties together with varied boundary treatments including hedgerows, walls and fences.
4. The proposed garage would be approximately 6 metres by 6 metres with a square hipped roof and a ridge height of nearly 4 metres. It would have a wide roller shutter door in the elevation facing the driveway and a domestic door in the elevation facing the property. The remaining elevations would be blank.
5. The garage would be sited forward of Ricmarlo, widely separated and set at an angle to the front elevation of the appeal property. By virtue of its size and siting, prominent roadside location and degree of separation from the appeal property, the garage would be a bulky, isolated and visually obtrusive feature. Notwithstanding the use of materials to match, it would not relate well to the property or the surrounding built environment. It would diminish the openness that characterises the street scene at this point. Consequently, it would be incongruous and it would not make a positive contribution to the character of the area.

6. The garage would be in close proximity to the front and side boundaries of the property. The adjacent low boundary treatments would not function to screen the proposal and there would be no planting or landscaping to soften its appearance. The proposal would therefore increase the quantum of hard built environment in this location. It would be a conspicuous and discordant feature that would not be integrated into or respect its surroundings.
7. Therefore, the proposed detached garage would result in significant harm to the character and appearance of the area. It would conflict with Policy BNE1 of the Chorley Local Plan 2012-2026 Site Allocations and Development Management Policies Development Plan Document Adopted July 2015. This requires development to respect the character of the area and to avoid significant detrimental impacts on the surrounding area. It would also conflict with the guidance relating to garages and outbuildings in Chorley Council's Householder Design Guidance Supplementary Planning Document Adopted January 2017.

Other Matters

8. The proposal would not result in harm to the living conditions of neighbouring residential occupiers. There were no third party objections to the proposal. However, these are not additional benefits that weigh in favour of the scheme.

Conclusion

9. I have concluded that the proposal would conflict with the development plan and there are no other considerations that outweigh that conflict. For this reason, the appeal should therefore be dismissed.

Sarah Manchester

INSPECTOR